# Homebush TOD Section 7.12 Local Infrastructure Contributions Plan

Strathfield Council

March 2026

*Image credit: NSW Department of Planning, Housing and Infrastructure / Explanation of Intended Effect*

Drafted by the NSW Department of Planning, Housing and Infrastructure. Information contained in this publication is based on knowledge and understanding at the time of writing, January 2025, and is subject to change. Updated and amended by Strathfield Municipal Council November / December 2025

# Contents

# 1 Key information

This part of the Plan contains key information including the date it commences, the land and development it applies to and the section 7.12 levy percentages.

## 1.1 Name of this Plan

The *Homebush TOD Section 7.12 Local Infrastructure Contributions Plan* (**the Plan**).

## 1.2 Commencement of this Plan

This Plan was adopted by Strathfield Municipal Council on 24 March 2026 and commenced on 19 June 2026 following amendment to the Environmental Planning and Assessment Regulation 2021 Section 209 (Notification 2026-273).

## 1.3 Purpose of this Plan

This Plan authorises Council, registered certifiers and other consent authorities to impose a condition requiring a levy to be paid under section 7.12 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) when determining an application for State significant development (SSD), development (**DA**) or an application for a complying development certificate (**CDC**).

A section 7.12 levy is required to fund the public amenities and public services (**local infrastructure**) set out in the works schedule in Appendix B to this Plan, which are intended to support development in the Homebush Transport Oriented Development (**TOD**) precinct following rezoning in 2024 (**Homebush TOD rezoning**). The items described in Appendix B to this Plan address existing demand in the precinct as well as additional demand created by the Homebush TOD rezoning, as outlined in the *Infrastructure Delivery and Implementation Plan – Homebush State-led Rezoning* (2025) and supporting studies undertaken by the Department of Planning, Housing & Infrastructure.

This Plan supersedes existing contributions plans in the area covered by this Plan (Figure 1):

- *Strathfield Local Government Area Direct Development Contributions Plan 2010 to 2030* (section 7.11).
- *Strathfield Indirect Development Contributions Plan 2010* (section 7.12).

These plans will continue to apply to development in areas outside the area covered by this Plan.

## 1.4 Land to which this Plan applies

This Plan applies to all land shown in the below map, Figure 1 (**Homebush TOD area**). This is only the land of the Homebush TOD area subject to rezoning, within the Strathfield LGA.

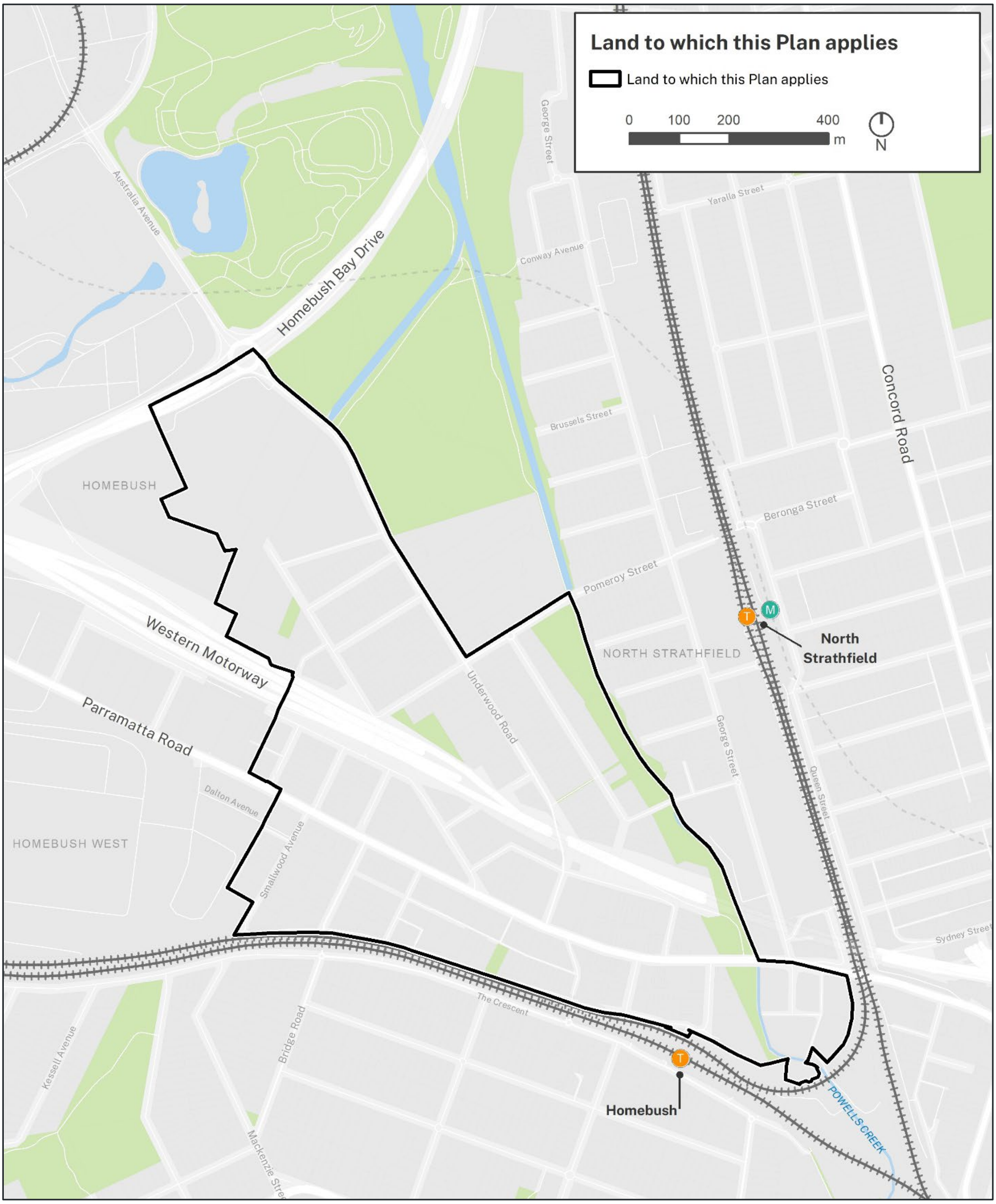



Figure 1 Land where this section 7.12 Contributions Plan applies

## 1.5 Relationship to other contributions plans

The following plans (**displaced plans**) do not apply to development in the Homebush TOD area, being the land to which this Plan applies:

- *Strathfield Local Government Area Direct Development Contributions Plan 2010 to 2030* (section 7.11).
- *Strathfield Indirect Development Contributions Plan 2010* (section 7.12).

This Plan does not affect any condition of consent imposing a local infrastructure contribution under displaced plans that applied to the Homebush TOD area before the date of commencement of this Plan.

Any contributions that have been, or will be, paid for development within the Homebush TOD area under conditions of consent imposed in accordance with a displaced plan may be pooled with levies paid under this Plan and applied to the local infrastructure in the works schedule in Appendix B to this Plan.

A consent authority cannot impose as a condition of the same development consent a condition under section 7.12 as well as a condition under section 7.11 of the EP&A Act. A condition requiring a contribution under section 7.11 may not be imposed for any development on land within the Homebush TOD area.

## 1.6 Development to which this Plan applies

This Plan applies to all development that:

- Is subject to a SSDA, DA or CDC application under Part 4 of the EP&A Act; and
- Is located within the Homebush TOD area identified under section 1.4; and
- Is not exempt under section 1.7; and
- Has a cost of development in line with Table 1 under section 1.8.

## 1.7 Development exempt from a section 7.12 levy

Development for any of the following purposes is exempt from paying a section 7.12 levy under this Plan:

- Seniors housing other than a group of independent living units, if carried out by or on behalf of a social housing provider within the meaning of *State Environmental Planning Policy (Housing) 2021*.
- Social housing, if carried out by or on behalf of a social housing provider within the meaning of *State Environmental Planning Policy (Housing) 2021*.
- Affordable housing within the meaning of the EP&A Act. Includes dwellings required to be dedicated, free of cost, for the purpose of providing affordable housing under section 7.32 of the EP&A Act.
- Supportive accommodation (within the meaning of section 34 of *State Environmental Planning Policy (Housing) 2021*).
- Specialist disability accommodation (within the meaning of the *National Disability Insurance Scheme Act 2013* of the Commonwealth).

- Boarding houses that will be used for affordable housing in perpetuity as referred to in section 26 of *State Environmental Planning Policy (Housing) 2021*.
- Group homes.
- Hostels.
- Development conducted by Council or NSW Government or done on the behalf of Council or NSW Government for the purposes of public and community infrastructure.
- Development that is the subject of a Crown development application (within the meaning of Division 4.6 of the EP&A Act) and for the purposes of health services facilities, emergency services facilities or public administration buildings.
- Development for the purposes of a local infrastructure item specified in Appendix B to this Plan.
- Any other development for which Council considers an exemption is warranted, where a decision is made by formal ratification of the Council at a public meeting.

In addition, there are certain costs that cannot be considered in determining the cost of development for section 7.12 levies. These are detailed further under section 2.1.2 of this Plan.

Under *Environmental Planning and Assessment (Local Infrastructure Levies) Direction 2015* (dated 14 April 2016), consent authorities must not impose a section 7.12 condition on development where a section 7.11 contribution was made for the initial subdivision for that land. However, a condition may still be imposed where the new development is likely to increase the demand for relevant local infrastructure beyond the initial subdivision.

The imposition of levies in accordance with this Plan is also subject to any direction given by the Minister administering the EP&A Act after the commencement of this Plan from time to time. Council may, at their discretion, choose to exempt other forms of development on a case-by-case basis.

## 1.8 Section 7.12 levy rates and a relevant purpose

Development listed as exempt under section 1.7 of this Plan is not charged a section 7.12 levy.

The section 7.12 levy amount is calculated by multiplying the levy rates in the following table by the proposed cost of development. Table 1 identifies the percentage levy rates that will apply to all residential accommodation development and non-residential development.

To determine development subject to the 4% levy, a relevant purpose includes:

- Residential accommodation
- Industry
- Commercial premises
- Tourist and visitor accommodation
- A mixed-use development incorporating one or more of the above uses.

Table 1 Section 7.12 levy rates

| Development type and proposed development cost | Levy |
|---|---|
| All development with a proposed cost up to and including $100,000 | **Nil** |
| All development with a proposed cost between $100,001 to $250,000 | **0.5%** |
| **All development not a relevant purpose with a proposed cost of more than $250,000** | 1% |
| All development for a relevant purpose with a proposed cost of more than $250,000 | 4**%** |

## 1.9 Savings and transitional arrangements

This Plan applies in relation to all SSD applications, DAs and CDC applications to carry out development under Part 4 of the EP&A Act made on or after the date of commencement of this Plan.

For SSD applications, DAs and applications for CDCs for development made before the commencement of this Plan, conditions imposing contributions will be determined in accordance with the displaced plan (or other contributions plan) that applied to the land and the development concerned before the commencement of this Plan. The rates in the relevant plan will be applied instead of the rates in this Plan.

Any adjustment to a contribution imposed as a condition of a development consent applying a displaced or other contributions plan will be made in accordance with that plan if a modification to the consent is to be approved, to the extent an adjustment is permitted.

# 2 How the Plan works

This part of the Plan contains information on the operation of the Plan including how levy amounts are calculated and imposed as conditions of consent, how levies can be paid and any alternatives to payment.

## 2.1 Calculating the levy amount

A section 7.12 levy amount is calculated by multiplying the relevant levy rates shown in Table 1 by the proposed cost of development.

### 2.1.1 Determining the cost of development

The proposed cost of development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development. This outlined in section 208 of the EP&A Regulation.

Section 208(4) of the EP&A Regulation outlines costs that must be excluded from the cost of development. This includes:

- *a) the cost of the land on which the development will be carried out,*
- *b) the costs of repairs to a building or works on the land that will be kept in connection with the development,*
- *c) the costs associated with marketing or financing the development, including interest on loans,*
- *d) the costs associated with legal work carried out, or to be carried out, in connection with the development,*
- *e) project management costs associated with the development,*
- *f) the cost of building insurance for the development,*
- *g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,*
- *h) the costs of commercial stock inventory,*
- *i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,*
- *j) the costs of enabling access by people with disability to the development,*
- *k) the costs of energy and water efficiency measures associated with the development,*
- *l) the costs of development that is provided as affordable housing,*
- *m) the costs of development that is the adaptive reuse of a heritage item.*

Development may combine different development types. Where this is proposed, any listed exemption under section 1.7 of this Plan or costs to be excluded will only apply to that component of the development.

For example, a DA may propose a residential flat building with a portion of affordable housing. In determining the cost of development, the consent authority is to exclude any costs related to the affordable housing component only.

### 2.1.2 Cost summary reports

Any development that will incur a levy under this Plan is to provide a cost summary report with the SSD, DA or CDC application prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The costs report must be prepared by the following:

- Where the estimate is at or below $1,000,000 – any building industry professional.
- Where the estimate is above $1,000,000 – a Quantity Surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

The relevant consent authority will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. A consent authority may, at its sole discretion and at the applicant's cost, engage a person referred to above to review a cost report submitted by an applicant.

In all cases, the determination of the proposed cost of development by the consent authority is final.

## 2.2 Complying development

In relation to an application made to a registered certifier for a CDC, if the complying development is subject to this Plan, the certifier must impose a section 7.12 levy condition on the CDC in accordance with this Plan and requirements of section 156 of the EP&A Regulation.

This includes:

- Calculating the levy amount using the precise method included in this Plan.
- Imposing a condition consistent with the standard condition included in Appendix C of this Plan.

> It is the professional responsibility of registered certifiers to accurately calculate the contribution and to apply the section 7.12 levy condition correctly.

# 3 Paying a section 7.12 levy

This part of the Plan provides detail on how the section 7.12 levy condition should be expressed, including when the levy is to be paid and how indexation will be applied.

## 3.1 Timing of payment

The condition of consent should set out the timing of payment for a levy. Applicants must pay the levy at the time specified. If no time is specified, payment must be made before obtaining the relevant certificate under Part 6 of the EP&A Act as detailed below.

A condition must provide for payment as follows:

- **Development involving building work** – prior to the release of the first construction certificate.
- **Development involving subdivision** – prior to the release of the subdivision certificate.
- **Development involving building work and subdivision** – prior to the release of the construction certificate or subdivision certificate, whichever occurs first.
- **Development where no construction certificate or subdivision certificate is required** – prior to issue of the first occupation certificate.
- **Development authorised by complying development certificates** – prior to the commencement of any building or subdivision work authorised by the certificate.

At the time of payment, it will be necessary for levy amounts to be updated in accordance with section 3.2 of this Plan.

## 3.2 Indexation

This Plan authorises the proposed cost of development to be indexed between the granting of consent and the date of payment in accordance with quarterly movements in the Australian Bureau of Statistics *Producer Price Index (Building Construction, NSW)*[1]. This is to account for increases in construction costs over time.

The cost of development, as required by conditions of consent, will be indexed at the time of payment in accordance with the below formula:

$$\boldsymbol{indexed\ cost\ of\ development = \ cost\ of\ development\ at\ consent\ \times \frac{current\ index\ figure}{base\ index\ figure}}$$

[1] The series ID for this index is: A2333670K

- **Current index figure** is the last published *Producer Price Index (Building Construction, NSW)* figure as at the first day of the quarter in which the payment is made.
- **Base index figure** is the last published *Producer Price Index (Building Construction, NSW)* figure as at the first day of the quarter in which the consent was issued.

If the adjusted contributions amount at payment is less than the contributions amount in the condition of consent, then the contributions will not be amended.

## 3.3 Deferred and periodic payments

Council does not permit deferred or periodic payments of infrastructure contributions.

## 3.4 Alternatives to monetary levies

Section 7.12 levies can only be made as monetary contributions. A section 7.12 condition cannot require the dedication of land.

Council may accept an offer, in connection with a development application, by an applicant to enter into a planning agreement to provide works-in-kind, dedication of land or other material public benefit but is not required to do so. A planning agreement must be entered into before the grant of a development consent that imposes section 7.12 levies in accordance with this Plan.

# 4 Plan administration

This part of the Plan details the administrative processes Council will undertake once the Plan has been approved and contributions start being collected from development.

## 4.1 Pooling of levies

This Plan authorises pooling of monetary contributions paid for different purposes and applied progressively for those purposes. Council can pool within and between contributions plans to fund infrastructure identified in either this contributions plan or other contributions plans.

Council will ensure pooling will not prevent the delivery of infrastructure for which the contribution was originally collected. The priorities for the expenditure of pooled contributions in this Plan are set out in the works schedule.

## 4.2 Reporting and accounting requirements

Council is required to comply with all requirements in the EP&A Regulation for accounting and reporting in relation to this Plan. This includes:

- Keeping a contributions register in accordance with section 217 of the EP&A Regulation.
- Accounting for funds received under this Plan within its annual financial report in accordance with section 218 of the EP&A Regulation.
- Providing details about projects funded using levies collected under this Plan in its annual reports in accordance with section 218A of the EP&A Regulation.
- Disclosing receipt and expenditure of contributions in annual financial statements in accordance with section 219 of the EP&A Regulation.

Council must publish, in accordance with sections 218A and 220 of the EP&A Regulation, the following on the NSW Planning Portal and its website:

- This Plan.
- The levy rates.
- Contributions register.
- Annual statements.
- Information relating to the use of levies required to be included in its annual reports.

## 4.3 Review of this Plan

The Plan will be reviewed by Council as needed to incorporate any changes to the items and staging of works specified in the works schedule in Appendix B to this Plan. At a minimum, Council will review this Plan every 5 years from the date of its commencement.

## 4.4 Repeal of this Plan

Conditions of consent are not affected by the repeal of this Plan. Money collected from consents approved under this Plan but paid after this Plan has been repealed will be transferred to the subsequent contributions plan applicable to the area defined in Figure 1.

## 4.5 Formation of a local infrastructure governance committee

Council may establish a local infrastructure governance committee or, alternatively, add additional functions to an existing group to meet the aims of this committee. The primary aim of the committee will be to oversee contributions within the precinct and ensure the infrastructure needed to support the precinct is delivered.

At a minimum, the committee should:

- Be chaired by an appropriate Council executive and consist of executives from finance, asset management and strategic planning.
- Receive reports on revenue received.
- Receive reports on anticipated future revenue, using modelling of expected development.
- Make decisions on timing of delivery, including tracking expenditure, borrowing and pooling of levies and completed projects.
- Provide oversight and advice on proposed planning agreements to provide works in kind instead of the payment of section 7.12 levies.
- Oversee the reporting of levies.
- Receive recommendations and make decisions on the review of the Plan.

Council should keep minutes, tracking any actions and noting decisions of the committee. These documents will be made available on request.

# 5 Growth projections

This part of the Plan describes expected growth in the Homebush TOD precinct and the need for new local infrastructure required to service that growth.

## 5.1 Future demand

The Homebush TOD area was identified as an accelerated precinct under the Transport Oriented Development program in 2023. The aim of the program was to create more well-located homes next to transport, jobs and services.

Master planning and rezoning for the Homebush precinct was undertaken in 2024 by the NSW Department of Planning, Housing and Infrastructure. This involved identifying changes to planning controls, including building heights and floor space ratios, to permit an increase in density. Using these changes, future dwelling and worker projections within the Strathfield side of the Homebush TOD were identified and are shown in Table 2.

Table 2 Growth projections in the Strathfield LGA portion of the Homebush TOD

| | Existing (2024) | Additional TOD rezoning | Total forecast |
|---|---|---|---|
| Dwellings | 4,250 | 7,750 | 12,000 |
| Residential population | 10,200 | 19,375 | 29,574 |
| Workers | 5,280 | 1,800 | 7,080 |

For detailed information on the Homebush TOD rezoning process, including assumptions used in determining future growth projections, refer to the *Homebush State-led Rezoning Urban Design Report (Cox, 2024)* and other supporting studies provided in Appendix A.

## 5.2 Infrastructure needs and costs

To address the residential and worker population increases projected as a result of the Homebush TOD rezoning, a number of new and upgraded local infrastructure items have been identified.

The items in the works schedule consist of the following:

- New items identified to address the demand generated by the Homebush TOD rezoning, as identified in infrastructure needs studies carried out as part of the rezoning (in the works schedule these items reference the masterplan ID to link them to more detailed information in the associated studies).
- Existing items yet to be delivered from the contributions plans that applied to the land previously.

For further information on the infrastructure needs that informed the items included in the works schedule, refer to the studies in Appendix A.

Table 3 below identifies the categories of local infrastructure items included in the works schedule, as well as total costs for all local infrastructure to be funded under this Plan. Refer to Appendix B for the detailed works schedule.

Table 3 Infrastructure costs

| Infrastructure category | Total costs |
|---|---:|
| Active transport | $23,221,486 |
| Community facilities | $36,074,978 |
| Drainage | $6,500,000 |
| Roads | $19,615,779 |
| Open space | $86,073,862 |
| Public domain | $25,508,204 |
| **Total** | **$196,994,309** |

### 5.2.1 Assigning attributable costs to items

Demand for the infrastructure items arises primarily from the future population of the precinct as a result of the Homebush TOD rezoning. For some infrastructure items, there is also demand arising from existing population currently living in the precinct, as well as the broader population (both existing and future) of the Strathfield local government area.

To ensure a more equitable approach to funding the new infrastructure items, the works schedule considers the attributable percentage of each item's cost that should be applied to this contributions plan and therefore borne by future development and population. This includes:

- Items with 100% attributable costs to the Homebush TOD precinct were identified if they were located in the precinct, were new items identified to address the new demand or were previously identified by Council as being 100% attributable to new demand in the precinct.
- Items with 65% attributable costs to the Homebush TOD precinct were identified if they were located within the precinct and were addressing both new and existing demand. The 65% figure has been derived as the percentage of new growth as a result of the rezoning, out of the total projected TOD precinct which includes existing development.
- Items with 26% attributable costs to the Homebush TOD precinct were identified if they were located outside the precinct and have been identified by Council as being LGA wide significant items that demand generated by the TOD precinct rezoning will contribute to. The 26% figure has been derived as the

percentage of new growth as a result of the rezoning, out of the total projected Strathfield LGA population growth, which includes existing population.

### 5.2.2 Key site provisions to deliver land

Key site provisions are being used to deliver land for some new open space and road infrastructure items that have been identified to service the expected growth in the precinct. It is intended to allow incentives for development on these key sites provided certain requirements are met and suitable land for the identified infrastructure items is provided.

The embellishment works for new open space or construction works for new roadways are included as infrastructure items in the works schedule of this Plan and will be funded through contributions. The costs associated with these items do not include acquiring the land, as the land will be provided through key site provisions.

Refer to the *Homebush TOD Precinct Design Guide* (Nov 2024) for further information on the operation of key site provisions.

Infrastructure items in the works schedule contingent on land being delivered by key site provisions are detailed in Table 4.

Table 4 Infrastructure items with land being provided through key site provisions

| Map ID | Infrastructure item |
|---|---|
| 24 | A new two-way street between Underwood Road and Ismay Avenue located north of Short Street. Masterplan item R4.8 |
| 36 | Powells Creek Park. Masterplan item P5 |
| 37 | Bill Boyce Reserve. Masterplan item P4 |
| 45 | Underwood Rd Town Centre Park. Masterplan item P2 |
| 46 | Homebush Theatre Park. Masterplan item P7 |
| 47 | Knight St Park. Masterplan item P9 |
| 48 | Derowie Ave Park. Masterplan item P6 |
| 49 | Ismay Reserve South. Masterplan item P13 |
| 51 | Pedestrian Link Homebush Theatre. Masterplan item L4 |
| 53 | Pedestrian Link Knight St. Masterplan item L6 |

# Terms used in this Plan

In this Plan, the following words and phrases have the following meaning:

Table 5 Definitions

| Term | Definition |
| --- | --- |
| **Council** | Strathfield Council |
| **Consent Authority** | Has the same meaning as section 4.5 of the EP&A Act and includes a registered certifier within the meaning of that Act |
| **EP&A Act** | Environmental Planning and Assessment Act 1979 |
| **EP&A Regulation** | Environmental Planning and Assessment Regulation 2021 |
| **local infrastructure** | The public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services |
| **LGA** | Local Government Area |
| **Planning agreement** | A voluntary agreement as described in section 7.4 of the EP&A Act |
| **Registered certifier** | Has the same meaning as in the EP&A Act |
| **Relevant purpose** | The development listed in Section 1.8 of this Plan subject to the 4% levy |

Except as provided for above, words and phrases used in this Plan have the same meanings as they have in the EP&A Act and the standard instrument set out in *Standard Instrument (Local Environmental Plans) Order 2006.*

# Appendices

The Appendices provide detail as to how the infrastructure needs have been determined for the precinct and the infrastructure items that contributions will fund. It refers to the technical studies, reports and materials used in the preparation of this Plan.

## Appendix A: Supporting studies and strategies

Table 6 Supporting studies and strategies

| Name of supporting study | Detail |
|---|---|
| Infrastructure Delivery and Implementation Plan - Homebush State Led Rezoning | Prepared for the Department of Planning, Housing and Infrastructure in February 2025<br>Prepared by Arcadis Australia Pacific |
| Homebush TOD Rezoning Precinct Transport Statement | Prepared for the Department of Planning, Housing and Infrastructure in November 2024<br>Prepared by Arup |
| Homebush TOD Precinct Public Domain Strategy Report | Prepared for the Department of Planning, Housing and Infrastructure in December 2024<br>Prepared by Tyrrell Studio |
| Homebush TOD Precinct Flood Impact and Risk Assessment and Stormwater Management Strategy | Prepared for the Department of Planning, Housing and Infrastructure in November 2024<br>Prepared by WMA Water |
| Homebush State-led Rezoning Urban Design Report | Prepared for the Department of Planning, Housing and Infrastructure in November 2024<br>Prepared by Cox Architecture |
| Homebush TOD Precinct Design Guide | Prepared by the Department of Planning, Housing and Infrastructure in November 2024 |
| Finalisation Report Homebush TOD Precinct | Prepared by the Department of Planning, Housing and Infrastructure in November 2024 |

| Name of supporting study | Detail |
|---|---|
| Homebush Precinct State Led Rezoning Utilities Report | Prepared for the Department of Planning, Housing and Infrastructure in July 2024<br>Prepared by Arcadis Australia Pacific |
| Connecting with Country Framework Homebush TOD | Prepared for the Department of Planning, Housing and Infrastructure in April 2024<br>Prepared by Cox Inall Ridgeway |
| Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS) - Infrastructure Schedule | Prepared for Urban Growth NSW in 2016<br>Reviewed and audited by Urbis in 2023 |

# Appendix B: Works schedule and infrastructure map

Table 7 Works schedule

| Map ID | Item | Description | Total item cost | Attributable % of cost to plan | Attributable plan cost | Timing | Priority |
|---|---|---|---|---|---|---|---|
| **Active Transport** | | | | | | | |
| **1** | Walking and Cycling Link | Along Pomeroy Street from Powells Creek to the M4 pedestrian bridge. Masterplan item R2.13.10 | $1,382,600 | 100% | $1,382,600 | Short | High |
| **2** | Walking and Cycling Link | From the M4 pedestrian bridge to Loftus Crescent via Park Road and Subway Lane. Masterplan item R2.13.14 | $2,777,600 | 100% | $2,777,600 | Short | High |
| **3** | Walking and Cycling Link | Along Station Street between Parramatta Road and Homebush rail station. Along Knight Street from Parramatta Road to Loftus Crescent. Masterplan items R2.4.1 and R2.14.2. Destination High Street streetscape and public domain. | $3,197,600 | 100% | $3,197,600 | Medium To Long | Medium |
| **4** | Walking and Cycling Link | From Powells Creek (opposite Conway Avenue) to new Underwood Road walking and cycling link, via Mason Park. Masterplan items R2.4.2 and R2.14.3 | $1,012,870 | 100% | $1,012,870 | Medium To Long | Medium |
| **5** | Walking and Cycling Link | Widen existing (south side) or construct new (north side) pedestrian bridge across Powells Creek at Pomeroy Street bridge for pedestrian and cycle infrastructure in item 1. Masterplan item R2.16 | $139,200 | 100% | $139,200 | Medium To Long | Medium |
| **6** | Walking and Cycling Link | From Powells Creek (opposite Hamilton Street) to Underwood Road through Ismay Avenue and along the new east-west street. Masterplan item R2.13.1 | $179,557 | 100% | $179,557 | Medium To Long | Low |

| Map ID | Item | Description | Total item cost | Attributable % of cost to plan | Attributable plan cost | Timing | Priority |
|---|---|---|---|---|---|---|---|
| **7** | Walking and Cycling Link | Along Bridge Road and Hillcrest Street from Park Road to the railway line. Masterplan item R2.13.4 | $1,001,300 | 100% | $1,001,300 | Medium To Long | Medium |
| **8** | Walking and Cycling Link | Along Underwood Road between Homebush Bay Drive and Pomeroy Street. Masterplan item R2.13.12 | $2,278,500 | 100% | $2,278,500 | Medium To Long | Medium |
| **9** | Walking and Cycling Link | Along Underwood Road from Pomeroy Street to Parramatta Road. Masterplan item R2.13.13 | $1,782,500 | 100% | $1,782,500 | Medium To Long | Medium |
| **10** | Walking and Cycling Link | Across Powells Creek from Gramophone Lane to Ismay Reserve South. Masterplan item R2.13.16 | $156,600 | 100% | $156,600 | Medium To Long | Medium |
| **11** | Walking and Cycling Link | From Powells Creek (opposite Lorraine St) to Underwood Road walking and cycling link (southern side of Mason Park). Masterplan item R2.13.18 | $1,750,343 | 100% | $1,750,343 | Medium To Long | Medium |
| **12** | Walking and Cycling Link | A new shared path along Parramatta Road connecting George Street and the cycleway on the M4 Motorway via the westbound motorway on ramp at Powells Creek. Masterplan item R2.6.3 | $292,651 | 100% | $292,651 | Medium To Long | Medium |
| **13** | Walking Link | On Powell Street and Crane Street. Masterplan item R2.9.3 | $468,100 | 100% | $468,100 | Medium To Long | Medium |
| **14** | Walking Link | Along Parramatta Road between Bridge Road and Marlborough Road. Masterplan item R2.14.6 | $2,562,500 | 100% | $2,562,500 | Medium To Long | Medium |
| **15** | Walking Link | Along Parramatta Road between George Street and Bridge Road. Masterplan item R2.14.7 | $2,615,000 | 100% | $2,615,000 | Medium To Long | Medium |
| **16** | Walking Link | On Loftus Lane through Augustus Loftus Reserve to Loftus Crescent. Masterplan item R2.14.8 | $475,254 | 100% | $475,254 | Medium To Long | Medium |

| Map ID | Item | Description | Total item cost | Attributable % of cost to plan | Attributable plan cost | Timing | Priority |
|---|---|---|---|---|---|---|---|
| **17** | Cycling Link | Bay to Bay Cycleway, regional cycling route not in Homebush precinct | $4,420,427 | 26% | $1,149,311 | Medium To Long | Low |
| **Community Facilities** | | | | | | | |
| **18** | New Facility | Parramatta Road Precinct Community Hub 1000m2. Indicative, exact location to be determined and does not include land cost | $3,987,438 | 100% | $3,987,438 | Medium To Long | Low |
| **19** | New Facility | Multi-purpose facility 930m2 in Homebush for seniors, youth & persons with a disability. Indicative, exact location to be determined and does not include land cost | $6,700,000 | 65% | $4,355,000 | Medium To Long | Low |
| **20** | New Facility | Strathfield Town Centre Community Centre 250m2 multi-purpose centre. Exact location to be determined, outside precinct and does not include land cost. | $863,616 | 26% | $224,540 | Medium To Long | Low |
| **21** | New Facility | Multi-purpose facility 700m2 in Strathfield for seniors, youth & persons with a disability. Exact location to be determined, outside precinct and does not include land cost. | $5,800,000 | 26% | $1,508,000 | Medium To Long | Low |
| **22** | New Facility | Multi-purpose Sporting and Aquatic Centre 930m2 indicative, to service the entire Strathfield LGA. Exact location to be determined and does not include land cost. | $100,000,000 | 26% | $26,000,000 | Medium To Long | Low |
| **Drainage** | | | | | | | |
| **23** | Creek Naturalisation | Powells Creek naturalisation from current concrete stormwater channel, improve water quality, flood control and natural habitation. Estimated 1.2km length of the creek through TOD precinct | $25,000,000 | 26% | $6,500,000 | Medium To Long | Low |

| Map ID | Item | Description | Total item cost | Attributable % of cost to plan | Attributable plan cost | Timing | Priority |
|---|---|---|---|---|---|---|---|
| **Roads** | | | | | | | |
| **24** | New Road | A new two-way street between Underwood Road and Ismay Avenue located north of Short Street. Masterplan item R4.8 | $2,520,181 | 100% | $2,520,181 | Medium To Long | Low |
| **25** | Road Upgrade | Realign Ismay Avenue with a new one-way east-west street to Underwood Road arranged to front proposed open space. Masterplan item R4.9 | $1,591,176 | 100% | $1,591,176 | Medium To Long | Low |
| **26** | Wombat Crossing | Provide a wombat crossing for safe prioritised crossing opportunity for pedestrians at Pomeroy Street and Wentworth Road South intersection. Masterplan item R1.1 | $264,371 | 100% | $264,371 | Medium To Long | Medium |
| **27** | Raised Thresholds | Provide raised thresholds at all intersections of local and main streets to slow vehicle speeds. Cost is $196,800 per threshold with 10 thresholds in total. Masterplan item R1.2 | $1,968,010 | 100% | $1,968,010 | Medium To Long | Medium |
| **28** | Signalised Pedestrian and Bicycle Crossing | Provide signalised pedestrian and bicycle crossings at key intersections along Parramatta Road and Underwood Road. Cost is $166,750 per crossing with 5 crossings in total. Masterplan item R1.3 | $833,750 | 100% | $833,750 | Medium To Long | Medium |
| **29** | Signal Phasing | Changes to signal phasing of Underwood Road and Pomeroy Street intersection. Masterplan item R4.2 | $464,000 | 100% | $464,000 | Medium To Long | Medium |
| **30** | Operational Improvement | Parramatta Road and Bridge Road intersection operational improvements. Masterplan item R4.3 | $2,260,824 | 100% | $2,260,824 | Medium To Long | Medium |
| **31** | Operational Improvement | Parramatta Road and Knight Street intersection operational improvements (in conjunction with item 32). Masterplan item R4.4 | $19,575 | 100% | $19,575 | Medium To Long | Medium |

| Map ID | Item | Description | Total item cost | Attributable % of cost to plan | Attributable plan cost | Timing | Priority |
|---|---|---|---|---|---|---|---|
| **32** | Operational Improvement | Parramatta Road and Station Street intersection conversion to left-in/left-out only (in conjunction with item 31). Masterplan item R4.5 | $19,575 | 100% | $19,575 | Medium To Long | Medium |
| **33** | Operational Improvement | Operational improvements to intersection of Loftus Crescent and Bridge Road | $287,124 | 100% | $287,124 | Medium To Long | Low |
| **34** | Operational Improvement | Sites in the precinct identified in council's local area traffic management (LATM) program | $7,306,588 | 26% | $1,899,713 | Medium To Long | Low |
| **35** | Street resurfacing and drainage | Program of street resurfacing and drainage works associated with new development and public domain works | $11,519,200 | 65% | $7,487480 | Medium To Long | Medium |
| **Open Space** | | | | | | | |
| **36** | Existing Open Space | Powells Creek Park 70,287m2. Embellishment of current and expanded park. Masterplan item P5 | $51,741,301 | 100% | $51,741,301 | Short | High |
| **37** | Existing Open Space | Bill Boyce Reserve 4,881m2. Embellishment of current and expanded park. Masterplan item P4 | $3,247,396 | 100% | $3,247,396 | Medium To Long | High |
| **38** | Existing Open Space | Short St Park 2,082m2. Embellishment of current park. Masterplan item P18 | $1,131,532 | 100% | $1,131,532 | Medium To Long | High |
| **39** | Existing Open Space | Wentworth Reserve 2,515m2. Embellishment of current park. Masterplan item P19 | $1,366,860 | 100% | $1,366,860 | Medium To Long | High |
| **40** | Existing Open Space | Bressington Park major open space embellishment | $4,792,929 | 26% | $1,246,162 | Medium To Long | Medium |
| **41** | Existing Open Space | Mason Park major open space embellishment | $4,185,645 | 26% | $1,088,268 | Medium To Long | Medium |

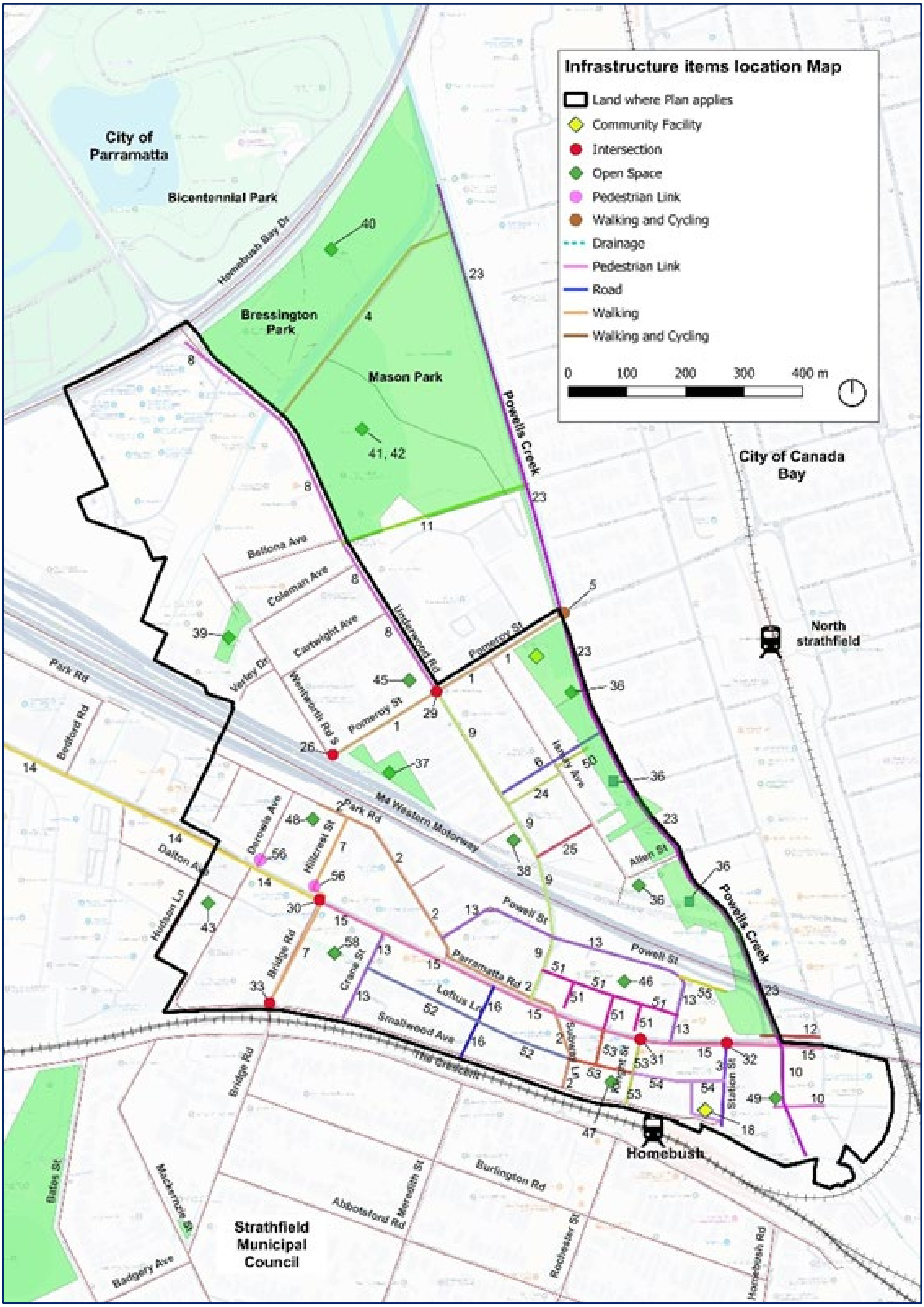
| Map ID | Item | Description | Total item cost | Attributable % of cost to plan | Attributable plan cost | Timing | Priority |
|---|---|---|---|---|---|---|---|
| **42** | Existing Open Space | Mason Park local open space embellishment | $544,844 | 65% | $354,149 | Medium To Long | Medium |
| **43** | Existing Open Space | Smallwood Ave new local open space embellishment. Does not include land costs | $374,966 | 100% | $374,966 | Medium To Long | Medium |
| **44** | Existing Open Space | Bay to Bay Cycleway embellishment. Regional cycling route not in Homebush precinct | $394,796 | 26% | $102,647 | Medium To Long | Low |
| **45** | New Open Space | Underwood Rd Town Centre Park 4,184m2 embellishment. Masterplan item P2 | $6,312,936 | 100% | $6,312,936 | Medium To Long | High |
| **46** | New Open Space | Homebush Theatre Park 3,842m2 embellishment. Masterplan item P7 | $5,796,917 | 100% | $5,796,917 | Medium To Long | High |
| **47** | New Open Space | Knight St Park 2,849m2 embellishment. Masterplan item P9 | $3,755,473 | 100% | $3,755,473 | Medium To Long | High |
| **48** | New Open Space | Derowie Ave Park 3,883m2 embellishment. Masterplan item P6 | $5,858,779 | 100% | $5,858,779 | Medium To Long | High |
| **49** | New Open Space | Ismay Reserve South 2,984m2 embellishment. Masterplan item P13 | $3,696,476 | 100% | $3,696,476 | Medium To Long | High |
| **Public Domain** | | | | | | | |
| **50** | Pedestrian Link | Ismay Ave. Masterplan item L2 | $258,569 | 100% | $258,569 | Medium To Long | Low |
| **51** | Pedestrian Link | Homebush Theatre. Masterplan item L4 | $1,677,689 | 100% | $1,677,689 | Medium To Long | Low |

| Map ID | Item | Description | Total item cost | Attributable % of cost to plan | Attributable plan cost | Timing | Priority |
|---|---|---|---|---|---|---|---|
| **52** | Pedestrian Link | Loftus Lane Linear Park Extension. Masterplan item L5 | $1,159,400 | 100% | $1,159,500 | Medium To Long | Low |
| **53** | Pedestrian Link | Knight St. Masterplan item L6 | $942,773 | 100% | $942,773 | Medium To Long | Low |
| **54** | Pedestrian Link | Loftus Crescent. Masterplan item L7 | $1,936,729 | 100% | $1,936,729 | Medium To Long | Low |
| **55** | Pedestrian Link | Powell St. Masterplan item L9 | $682,987 | 100% | $682,987 | Medium To Long | Low |
| **56** | Pedestrian Link | Parramatta Road Street Closures (Derowie Ave and Hillcrest St intersections). Masterplan item L10 | $680,892 | 100% | $680,892 | Medium To Long | Low |
| **57** | Public Domain and Streetscape Improvements | Typical standard specification streetscape and public domain improvements based on street typology | $20,600,010 | 65% | $13,039,065 | Medium To Long | Low |
| **58** | Public Domain and Streetscape Improvements | Street Park (Loftus Lane / Crane Street Park) based on street typology plan and section | $5,130,000 | 100% | $5,130,000 | Short | High |
| | | | | **Total plan cost** | **$196,994,309.** | | |

The following items have not been mapped:

- Items without an exact location – 18, 19, 20, 21, 22, 27, 28, 34, 35, and 57.
- Items not in the precinct – 17, 20, 21, 22 and 44.

Figure 2 Infrastructure items location map



# Appendix C: Standard condition for complying development

**Condition**

Before the commencement of any work authorised by this certificate, a section 7.12 levy is to be paid to Strathfield Council in the amount of **$[insert amount]** for the purposes of the local infrastructure identified in the *Homebush TOD Section 7.12 Local Infrastructure Contributions Plan 2025*.

The contribution amount is based on a proposed cost of carrying out the development of $[insert amount]. This cost must be indexed between the date of this certificate and the date of payment in accordance with section 3.2 of the contributions plan, and the levy recalculated based on the indexed cost of development.

If the adjusted levy amount at payment is less than the levy amount specified in the consent, then the levy amount specified in the consent is payable.

**Condition reason**

To require monetary contributions towards the provision of local infrastructure.